Staff Summary Report



City Council Meeting Date:

04/20/06

Agenda Item Number: 27

SUBJECT: This is an introduction and first public hearing for the Governor Pyle House, for designation as an

historic property, located at 1120 S. Ash Avenue.

DOCUMENT NAME: 20060420dsdk03

PLANNED DEVELOPMENT (0406)

COMMENTS: Hold the introductory and first public hearing for GOVERNOR PYLE HOUSE (CC060008) (Ronald A. Davidoff, property owner) HPO-2006.15 / ORD NO. 2006.18 for the historic designation of the Governor Pyle House, located at 1120 South Ash Avenue, in the R-3R, Multi-Family Residential

Restricted District.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Venker, Planning and Zoning Manager (480-350-8920)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

RECOMMENDATION: Staff - Approval

Historic Preservation Commission - Approval Planning and Zoning Commission – Approval

ADDITIONAL INFO:

This request is for the designation of the Governor Howard Pyle House as an historic property. Located at 1120 S. Ash Avenue, south of 11th Street, north of 13th Street, and east of the Southern Pacific Railroad, on the west side of Ash Avenue. The Governor Howard Pyle House is identified in the Post World War II Subdivisions In Tempe Arizona: Neighborhood & House-Type Context Development 1945 – 1960, prepared by Scott Solliday Historian (Solliday 2001) as currently age-eligible for designation as an historic property. The Governor Pyle House is significant for its association with Governor Howard Pyle, governor of Arizona from 1951-1955, and a citizen of Tempe who contributed in many ways to both the growth and preservation of Tempe through numerous civic activities. In 1938. Governor Howard Pyle and his wife Lucile contracted to have the home built. It remained their primary residence for 27 years. This property is also significant by association with the context of Community Planning and Development under the theme of housing - custom house. This building represents one of the larger Ranch houses in the neighborhood. Staff recommends that the property be designated as Tempe Historic Property. At a public hearing held Thursday, March 9, 2006 the Tempe Historic Preservation Commission approved a recommendation to the Planning and Zoning Commission for this request. At the March 15, 2006 Design Review Board, the Ash Avenue Condominium Development on this site and an adjacent site were reviewed and approved. March 28, 2006 public hearing, Planning and Zoning Commission recommended approval of this request.

ATTACHMENTS:

- 1. List of Attachments
- 2-3. Comments
- 3-4. Reason(s) for Approval
- 4. Conditions of Approval / History & Facts / Description
- A. Ordinance No. 2006.18
- B. Location Map
- C. Aerial Photo
- D. Letter of Explanation
- E. Historic Preservation Commission Staff Report and Recommendation
- F. Tempe Historic Property Survey
- G. Website Articles

COMMENTS:

An application for designation of the Governor Howard Pyle property as a Tempe Historic Property and listing in the Tempe Historic Property Register was submitted by the property owner Ronald A. Davidoff through his representative Emilio LoCascio, Gemini Development Corporation. The property is approximately .410 acres, located at 1120 S. Ash Avenue. The developer has filed an application for development plan review of a project known as the "Ash Street Condominiums" (DS06001/DS041643) to combine 1120 and 1122 S. Ash Avenue (parcels 132-45-097 and 132-45-098) totaling approximately .908 acres, to build eight residences and preserve the historic 1938 Governor Pyle House. The Design Review Board reviewed the development plan for the new condominiums on January 18, 2006 and March 15, 2006 and recommended approval of the new development, with conditions pertaining to preservation and maintenance of the existing mature pecan tree in the front yard of the Governor Pyle House.

GENERAL PLAN 2030:

The Governor Howard Pyle House has a Residential Land Use designation and is identified within a Cultural Resource Area, with a density no greater than 15 dwelling units per acre allowed on this site. The proposed Historic Property Designation is compatible with the General Plan Land Use element, and helps implement the goal and many of the objectives of this element, specifically by encouraging reinvestment and redevelopment appropriate to a particular area, promoting neighborhood preservation and enhancement, and encouraging the preservation of significant historic and archeological resources. The request also implements the goals and objectives of the Community Design, Historic Preservation, Housing and Neighborhoods elements. Preliminary site plan submittals for the two properties included a proposal to eliminate both existing homes on the two adjacent lots, and build ten new residences with the existing allowed zoning. Through early input and involvement from staff, neighbors, the Historic Preservation Office, and Mayor Hallman, the owner agreed to build eight residences and ensure that the Governor Pyle House would be preserved with the condominium proposal. Significant public interest was expressed in saving the home, there were articles written regarding these preservation efforts. A neighborhood meeting and Historic Preservation Commission hearing have been held for this request; no subsequent public comments have been received by planning staff.

ZONING:

The property zoning designation is R-3R: Multi-Family Residential Restricted.

ARCHITECTURAL SURVEY:

The City of Tempe Multiple Resource Area (MRA) Update (March 1997) identifies this property as survey site T-339. The property is a Ranch style residence constructed in 1940, by an unknown architect. The "L" shaped home was built of masonry construction with wood framing and exterior plaster finish, a low pitch hip roof with asphalt shingles, broad eves and steel casement windows. The entry door was wood with a screen door, located on the front porch. The landscape includes a mature Pecan tree and lawn. This tree has been conditioned to remain through the development plan review process for the proposed new development. The MRA lists the structural condition of the home as good (highest rating given).

NEIGHBORHOOD CONTEXT:

The Governor Howard Pyle House is located in the Park Tract subdivision of Tempe. The Park Tract was an earlier "suburban" subdivision that was platted in August of 1924. The Governor Pyle house was built after the height of construction in the Park Tract (1928 to 1930). This subdivision is listed in the General Plan as one of seven eligible Historic Subdivisions; this property is one of the contributing homes to this eligibility. Tempe had been experiencing a housing shortage for many years, and the Park Tract was designed to provide comfortable and modern family type housing. Many lots had remained vacant from the original subdivision plat. During upswings in the economy, these lots were developed. This home is an example of infill construction, it was a custom home built within existing residences. The result is a mix of older and new houses in close proximity. Without the connection to one of only two of Tempe's native sons to serve as governor, this property would be considered as contributing to an historic district.

PROVENANCE:

Provenance may be associated either with the architect or builder or the property, or with one or several of the residents of the property. The following is excerpted from the Historic Preservation Staff Report (for full history refer to this document). "The Governor Pyle House is significant as the former home of one of Arizona's governors. Governor Howard Pyle (1906-1987), a highly respected elder statesman and Arizona Governor from 1951-1955, was actively involved in several organizations associated with the growth and preservation of Tempe. Governor Pyle and his wife Lucile contracted in 1938 to have the home built. It remained their primary residence for 27 years. During his years as a resident of Tempe Howard Pyle was involved in numerous community organizations and activities including; member of the Tempe City Council; member/secretary of the Tempe Chamber of Commerce; managed the Tempe Civic Club; member and past president of the Tempe Historical Society; and a founding member of the Governor's for Tempe St. Luke's Hospital. Although Howard Pyle served two terms as Governor of Arizona, he had begun his career in advertising and as a program manager and vice-president of KTAR, the Phoenix radio station. He also had been an overseas correspondent in the Pacific during World War II. Howard Pyle prepared a number of descriptive booklets for Tempe and received the Governor's Award for Historic Preservation for his role in the preservation of the Niels Petersen House and the 1888 Tempe Bakery Hackett House rehabilitation. Several buildings have been named in his honor including the chapel at Tempe St. Luke's Hospital and the Pyle Adult Center." The City Architect indicates that an oral interview with Mrs. Pyle includes information that the 1120 S. Ash house was owned by the Pyle Family and was their residence, including during the Governor's term of office (1950-54). Governor Pyle was one of only two governors who served the State of Arizona and came from Tempe, the other being Governor Benjamin B. Moeur, whose home is already designated as an historic property.

SUMMARY

The Governor Howard Pyle House is eligible as a contributing property to an historic district by virtue of its structural integrity, contributing factors exemplary of early Ranch style homes with original, in-tact materials and form, and is eligible individually as an historic property because of the provenance of its former owner. The request to designate the property as an Historic Property fulfills the goals and objectives of the General Plan, and furthers the mission of the Historic Preservation Commission. Historic Preservation Commission and the Planning and Zoning Commission recommend to the City Council that the property be designated as a Tempe Historic Property. The Development Services staff concurs with this recommendation for approval of the designation of the Governor Howard Pyle House as an Historic Property.

REASON(S) FOR APPROVAL:

- 1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.
 - (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
 - (1) It meets the criteria for listing on the Arizona or national register of historic places;
 - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; and
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.
- The Historic Preservation Commission and Historic Preservation Office recommend approval for the request to designate the Governor Howard Pyle House as an Historic Property and listed on the Tempe Historic Property Register.

3. This area is identified on the General Plan 2030 Projected Residential Density map as a Cultural Resource Area, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. This request fulfills the goals and objectives of the General Plan.

CONDITIONS OF APPROVAL:

None

HISTORY & FACTS:

April 10, 1924

Hugh E Laird and Fred J Joyce, on behalf of the Park Tract Trust organized in 1920, filed a plat for the Park Tract subdivision. Development of the subdivision began in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks. The Park Tract Subdivision includes 79 properties surveyed in the Tempe MRA.

July 10, 1924

The Town of Tempe Common Council approved the plat for Park Tract.

1938

Howard Pyle and his wife, Lucile Hanna Pyle, built their home at 1120 South Ash Avenue.

March 24, 1993

The Board of Adjustment continued the request by James Sheng-Long Yu for variances to reduce the south side yard setback from 10' to 7' to allow re-construction of a fire damaged structure and waive the required parking lot end landscape islands and associated plant material. The site plan included with the request indicates that 1120 and 1122 S. ash were at this time jointly owned. The fire damaged structure indicated was an addition to the west of the 1122 S. Ash house. The case had opposition from neighbors due to the poor upkeep of the property and the behavior of the tenants. The case was not pursued.

1965

1120 S. Ash Avenue was sold.

1967

Electrical upgrades were made on the home.

October 10, 2005

Building Permit (BP051509) issued for demolition of Single Family Residence at 1122 S. Ash Avenue. This

structure has been demolished.

March 28, 2006

Planning and Zoning Commission recommended approval of this request by a vote of 7-0.

Other than code complaints, no other planning, zoning or building code records could be found regarding the development history of this property.

DESCRIPTION:

Owners –

Ronald Davidoff, Gemini Development Corp.

Applicant -

Historic Preservation Commission

Existing zoning -

R3-R

Total site area -

.410 net acres

Lot Dimensions

Width –

60 feet

Length –

270 feet

Building area -

1,601 square feet

ORDINANCE NO. 2006.18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:			
Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, designating the below described property as the Governor Howard Pyle House historic overlay designation.			
LEGAL DESCRIPTION			
The east eighty-six (86) feet of Lot 13, Block 7, Park Tract, according to Book 13, of Maps, Page 27, of Maricopa County, AZ.			
Section 2. Further, those conditions of approval imposed by the City Council as part of Case #HPO-006.15 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.			
Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.			
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, theday of, 2006.			
Mayor			
ATTEST:			
City Clerk			
APPROVED AS TO FORM:			
City Attorney			





County Parcels



Hand Delivered

January 17, 2006

Tempe Historic Preservation Commission

Re: Governor Pyle's Home 1120 S. Ash Ave Tempe, AZ

Attention: Joe Nucci

I Ronald A. Davidoff owner of the property located at 1120 S. Ash Ave in Tempe also known as Governor Pyle's home authorize Mr. Joseph Nucci Historic Preservation Officer to initiate the process to enter the above named location into the Tempe Historic property register.

Sincerely,

Ronald A Davidoff

D

24 MR25:11 2002 41 Just

FAX NO. : 4803670844

FROM : GENINI DEVELOPMENT CORP.



HISTORIC PRESERVATION COMMISSION

Bob Gasser, Chair Rich Pagoria, Vice-Chair Greg Bunce, Alternate Mike Deskin Elias Esquer Ann Patterson Stu Siefer Liz Wilson

HISTORIC PRESERVATION OFFICER

Joe Nucci

The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior/National Park Service

Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028 8579 FAX; 8913TDD



Staff Report

to the Historic Preservation Commission (HPC)

Prepared By: Pam Rector, Tempe Preservation Volunteer

Through: Joe Nucci, Historic Preservation Officer (HPO)

HPC Public Hearing Date: March 9, 2006

Governor Pyle House Historic Property Designation

DSD Project Review #: HPO-2006.15 Ordinance #: ORD NO. 2006.18

Background / Status

An application for designation of the above-referenced property as a Tempe Historic Property and listing in the Tempe Historic Property Register was submitted by the property owner Ronald A. Davidoff through his representative Emilio LoCascio, Gemini Development Corporation. The application has been reviewed by the Historic Preservation Office and all requirements for notification, posting and advertisement, as set forth in Chapter 14A "Historic Preservation" of the Tempe City Code, have been met and a public hearing scheduled. Present zoning of the property for proposed designation is R-3R: Multi-Family Residential Restricted. The area is identified as a Cultural Resource Area in General Plan 2030. On January 13, 2006, the developer filed DSD case number SPR04202 for preliminary site plan review for the project known as the "Ash Street Condo Townhomes" to build seven residential condominiums and preserve the historic 1938 Governor Pyle House located at 1120 South Ash Avenue.

The following dates have been scheduled for the designation process.

HPC Public Hearing Date: March 9, 2006 RRC Public Hearing Date: March 21, 2006 Council 1 Public Hearing Date: April 20, 2006 Council 2 Public Hearing Date: May 4, 2006

History

The Governor Pyle House is significant as the former home of one of Arizona's governors. Governor Howard Pyle (1906-1987), a highly respected elder statesman and Arizona Governor from 1951-1955, was actively involved in several organizations associated with the growth and preservation of Tempe. Governor Pyle and his wife Lucile contracted in 1938 to have the home built. It remained their primary residence for 27 years.

During his years as a resident of Tempe Howard Pyle was involved in numerous community organizations and activities including; member of the Tempe City Council; member/secretary of the Tempe Chamber of Commerce; managed the Tempe Civic Club; member and past president of the Tempe Historical Society; and a founding member of the Governor's for Tempe St. Luke's Hospital. Although Howard Pyle served two terms as Governor of Arizona, he had begun his career in advertising and as a program manager and vice-president of KTAR, the Phoenix radio station. He also had been an overseas correspondent in the Pacific during World War II.

Howard Pyle prepared a number of descriptive booklets for Tempe and received the Governor's Award for Historic Preservation for his role in the preservation of the Niels Petersen House and the 1888 Tempe Bakery Hackett House rehabilitation. Several buildings have been named in his honor including the chapel at Tempe St. Luke's Hospital and the Pyle Adult Center.

Howard Pyle received honorary doctorates from Arizona State University, Redlands University, Lebanon College, Bradley University, Chapman College, and the Detroit Institute of Technology. Howard Pyle received many honors and served a number of organizations or agencies; including honorary membership in the American Society of Safety Engineers (this is the highest award of the Society presented to a non-member); recipient of the Arthur Williams Memorial Award, presented by the World Safety Research Institute for his contributions to traffic safety; and White House contact for the President's Committee for Traffic Safety and keynoter for many of the committee meetings from 1955-59. The Arizona Chapter, National Safety Council calls it most prestigious award the Howard Pyle Award - named after Arizona's governor Howard Pyle for his lifetime dedication to the safety of others.

Howard Pyle served on numerous committees, councils and boards, including: as chairman, National advisory Committee on Occupational Safety and Health, U.S. Department of Labor, 1971-73, and assisted in the development occupational health and safety policies; and chairman, Western Governors Conference, 1951-53, where he promoted and formed the present expanded national highway construction program. He was a popular and highly-sought speaker and profile writer.

The man who governed Arizona from 1951 to 1955 achieved national prominence in three careers: radio broadcaster and executive, political leader and as president of the National Safety Council. J. Howard Pyle became Arizona's first Republican governor in 20 years when he won an upset victory over Democrat Ana Frohmiller in the 1950 general election. A man of high principles and superlative administrative skills, he worked effectively with his Democratic state legislature in a period of rapid Arizona growth.

Context

This home is located in the Park Tract subdivision of Tempe. The Park Tract was an earlier "suburban" subdivision that was platted in August of 1924. The Governor Pyle house was built after the height of construction in the Park Tract (1928 to 1930). Tempe had been experiencing a housing shortage for many years, and the Park Tract was designed to provide comfortable and modern family type housing. This home is an example of later infill construction in a developed area. Many lots had remained vacant from the original subdivision plat. During upswings in the economy, these lots were built on. The result is a mix of older and new houses in close proximity. Without the

connection to one of only two of Tempe's native sons to serve as governor, this property would be considered as contributing to an historic district.

Chronology

John Howard Pyle (1906-1987) born March 25, 1906 in Sheridan, Wyoming.

April 10, 1924 – Hugh E Laird and Fred J Joyce, on behalf of the Park Tract Trust organized in 1920, filed a plat for the Park Tract subdivision. Development of the subdivision began in the 1930s on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Southern Pacific Railroad tracks. The Park Tract Subdivision includes 79 properties surveyed in the Tempe MRA.

1925 – At the age of 19, Howard Pyle's father, a Baptist minister, moved the family from Texas to Tempe.

1930 – Howard Pyle became the best known voice in Arizona broadcasting. For 25 years he conducted Easter Sunrise services at the Grand Canyon, which were so popular that they were broadcast nationally on NBC.

1938 – Howard Pyle and his wife, Lucile Hanna Pyle, built their home at 1120 South Ash Avenue. They would own this home for the next 27 years.

1944 – Howard Pyle served as a war correspondent in the Pacific during World War II, and broadcast Japan's surrender from the USS Missouri.

1950 – Howard Pyle was drafted by the Republicans to run for governor in 1950. Under the management of his friend Barry Goldwater, his campaign had a surprise victory.

1951 - Governor Howard Pyle becomes Arizona's youngest governor.

1952 – Governor Howard Pyle elected to serve a second term as Arizona Governor. In the 1952 Presidential Election "I Like Ike" WWII Supreme Allied Commander Dwight David Eisenhower beat Illinois Democrat Adlai Stevenson in Arizona (58.4% to 41.7%) in the big Republican year of 1952 that saw the election of Barry Goldwater to the Senate, John Rhodes to Congress and Howard Pyle re-elected Governor by a wide margin.

1953 – Arizona Highway Patrol stages surprise raid on Short Creek, taking the polygamists to Kingman and the women and children to Phoenix where the latter were placed in foster homes. In a 1985 interview, Governor Pyle said he believed reaction to the raid had cost him the 1954 election. "When I die, I know I will be remembered for Short Creek far beyond anything else I did in office," he said.

1954 – Governor Howard Pyle defeated in his run for a third term as governor by Ernest McFarland.

1955 – Howard Pyle served as Deputy Assistant to President Eisenhower for federalstate relations in the White House directing policy and liaison in the field of federalstate-local government relations. He was primarily responsible for development of the work of the Joint Federal-State Action Committee for stronger, more responsible local government

1957 – Howard Pyle receives an honorary degree from Arizona State College at Tempe (ASU). Honorary degrees are an opportunity for universities to single out people who have made contributions to society. At ASU Honorary Degree recipients are nominated by faculty members.

1959 – Howard Pyle appointed as president of the National Safety Counsel where he served for 15 years. The National Safety Council was delighted that Mr. Pyle could accept an invitation to become its president, noting his background of public service and safety that fits him admirably for his responsibilities with the Council.

1973 – Howard Pyle appointed president emeritus of the National Safety Council. Now retired and living in Tempe, Pyle became deeply involved in community service. His newspaper column often brought the perspective of community history and historic preservation to his readers and, as he was also much in demand as a speaker, his message carried throughout the community.

1984 – Tempe St. Luke's Governors established by Tempe St. Luke's Hospital to address development needs for the expansion of hospital facilities named in honor of Governor Howard Pyle, one of the founding members.

1987 – **John Howard Pyle (1906-1987)** dies in Tempe, Sunday, December 1, 1987. He was 81 years old. He had been hospitalized since Oct. 23 after suffering a stroke.

Integrity

The Governor Pyle House retains all of the typical Ranch house features including steel casement windows and a low-pitch roof.

Significance

The Governor Pyle House is significant for its association with Governor Howard Pyle, governor of Arizona from 1951-1955, and a citizen of Tempe who contributed in many ways to both the growth and preservation of Tempe through his numerous civic activities as outlined above.

This property is also significant by association with the context of Community Planning and Development. It falls under the theme of housing - custom house. This building represents one of the larger Ranch houses in the neighborhood. It is very wide and shallow in size with most of its massing fronting onto the street. This is a typical feature of many Ranch style homes. Other typical features include steel casement windows and low-pitch roof. Mature landscaping frames much of the front facade view from the street.

Recommendation:

Historic Preservation Staff recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the property be designated as a Tempe Historic Property.

REFERENCES:

Goff, John F. 1983 - Arizona Biographical Dictionary. Black Mountain Press. Cave Creek, AZ.

Myers, John L. (Ed.) 1989 – The Arizona Governors, 1912-1990, Heritage Publications, Phoenix, Ariz.

Pyle, Lucile Hanna 1987 – Oral History interview, OH-114: Lucile Hanna Pyle, 12 June 1987, with Jean Stengel. Tempe Historical Museum.

Rector, Pam 2006 – Draft/Governor Pyle House staff summary, Tempe Historic Preservation Office.

Ryden, Don 1997 - Tempe Multiple Resource Area Update, Tempe Historic Preservation Office.

Solliday, Scott 2001 – Tempe Post World War II Subdivision Study, Tempe Historic Preservation Office.

attachments: application

vicinity map site plan photographs other



HISTORIC PRESERVATION COMMISSION

Bob Gasser, Chair Rich Pagoria, Vice-Chair Greg Bunce, Alternate Mike Deskin Elias Esquer Ann Patterson Stu Siefer Liz Wilson

HISTORIC PRESERVATION OFFICER

Joe Nucci

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Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028 8579 FAX; 8913TDD



Tempe Historic Preservation Office

Tempe Historic Preservation Commission (HPC) Friday, March 10, 2006

Diana Kaminski, 480/858-2391 Senior Planner Current & Advanced Planning

Governor Pyle House Historic Property Designation

DSD Project Review #: HPO-2006.15 Ordinance #: ORD NO. 2006.18

At a public hearing held March 9, 2006, the Tempe Historic Preservation Commission voted to recommend approval of historic property designation and listing in the Tempe Historic Property Register for the Governor Pyle House located at 1120 South Ash Avenue in Tempe.

The following dates have been scheduled for the designation process.

P&Z Public Hearing Date: March 28, 2006 Council 1 Public Hearing Date: April 20, 2006 Council 2 Public Hearing Date: May 4, 2006

The Governor Pyle House is significant for its association with Governor Howard Pyle, governor of Arizona from 1951-1955, and a citizen of Tempe who contributed in many ways to both the growth and preservation of Tempe through numerous civic activities. In 1938, Governor Pyle and his wife Lucile contracted to have the home built. It remained their primary residence for 27 years. This property is also significant by association with the context of Community Planning and Development under the theme of housing - custom house. This building represents one of the larger Ranch houses in the neighborhood.

Historic Preservation Staff recommend that the Tempe Planning and Zoning Commission concur with the Historic Preservation Commission to recommend this historic property designation.

Yours very truly,

Joseph & Muces

Joseph G. Nucci, Historic Preservation Officer joe_nucci@tempe.gov ◆ www.tempe.gov/historicpres

Attachments:

- 1) HPO Staff Report 03/09/06
- 2) Nomination Application
- Webpage link (photos) -http://www.tempe.gov/historicpres/GovernorHowardPyleHouse.html



About the Museum

Special Events Museum Exhibits Tempe History Petersen House Museum Museum Collections

Cultural Service

Search Tex

Tempe Historic Property Survey



Survey Number: HPS-339

Name:

Gov. Howard Pyle House

Location:

1120 S. Ash

Year Built:

About 1938

Architectural

Ranch

Style:

1996

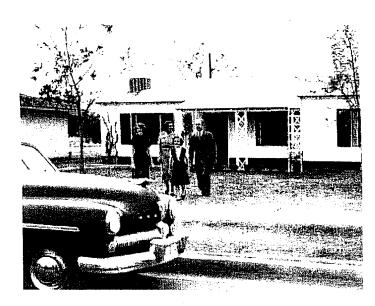
Bottom Photo:

Top Photo:

Howard Pyle and family

Ash, about 1950





J. Howard Pyle and his wife, Lucile Hanna Pyle, built the house around 1938 and owned it for the next 27 years. Howard Pyle was governor of Arizona from 1950 to 1954. His career started as a radio announcer for KTAR radio. After his stint as Governor, he served the Eisenhower Administration on the National Transportation and Safety Board. In his later years, he was highly respected as an elder statesman and actively involved in historic preservation issues. The house is located in the Park Tract subdivision, which was platted in August of 1924. This home is an example of later infill construction in a developed area. Many lots had remained vacant from the original subdivision plat. During upswings in the economy, these lots were built on. The result is a mix of older and new houses in close proximity.

This building represents one of the larger Ranch houses in the neighborhood. It if very wide and shallow in size with most of its massing fronting onto the street. This is a typical feature of many Ranch style homes. Other typical features include steel casement windows and low-pitch roof. Mature landscaping obscures much of the front facade from view.

Oral History Excerpt, OH-114: Lucile Hanna Pyle, 12 June 1987, with Jean Stengel. Tempe Historical Museum interview (page 36):

STENGEL (Interviewer): Now I understand that you built a home in Tempe about a few years after you were married.

PYLE: Yes, down on Ash Avenue.

STENGEL: Now was that on the outskirts of Tempe at the time?

PYLE: Yes.

STENGEL: What, what, nineteen thirty-seven?

PYLE: Nineteen thirty-seven, thirty-eight. Nineteen thirty-eight (1938).

STENGEL: Uh huh. And did you purchase the land and the house and ...

PYLE: We bought the lot for two hundred and sixty dollars, and we built the house for thirty-five hundred. Brick. Had two bedrooms at the time.

STENGEL: Two story?

PYLE: No. No. Oh my, we couldn't afford those two. So. And we lived there for twenty-seven years.

STENGEL: Now when, you decided to build a house, this was in the late thirties, and it was a, the Depression was kind of getting over so, how did you do that? Did you contract a contractor to do it? Or did you, like we do now, we go out and look at houses and buy one.

PYLE: No. We contracted for it, because that's what you did in those days. They didn't have them built like today. You just had to go and hope that you could get a good deal, you know.

STENGEL: Did you, were you, a, did you go daily and supervise the building of the house or were you...

PYLE: Oh yeah, I worked some, and I was working some, and Howard was. And we'd go by. And a, at that time my mother and father were living, and Mary Lou could stay with them. We had Mary Lou a, nineteen thirty-seven. And a, she could go and stay with them. And if we needed to do something. And a, so we would go down nearly every evening. We'd take her, of course, too. And a...

END OF HOUSE DISCUSSION

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Governor John Howard Pyle (1951-1955)

"The man who governed Arizona from 1951 to 1955 achieved national prominence in three careers: radio broadcaster and executive, political leader and as president of the National Safety Council. J. Howard Pyle became Arizona's first Republican governor in 20 years when he won an upset victory over Democrat Ana Frohmiller in the 1950 general election. A man of high principles and superlative administrative skills, he worked effectively with his Democratic state legislature in a period of rapid Arizona growth.

The son of a Baptist Minister, Pyle was born March 25, 1906, in Sheridan, Wyoming, and lived for a time in Texas before moving with his family to Tempe, Arizona in 1925. He joined the advertising staff of *The Arizona Republican*, the state's largest newspaper, and was a featured vocal soloist on Radio Station KFAD, Phoenix. When the Republican became the Republic in 1930 and bought KFAD (now KTAR) Pyle became a popular radio broadcaster, vice president of the Arizona Broadcasting Company, and the best known radio voice in Arizona. Pyle Conducted the famed Easter sunrise service at the Grand Canyon for 25 years and made the event so famous that NBC broadcast it nationally. During World War II, he was a war correspondent in the Pacific. He broadcast a report of the Japanese surrender aboard the USS Missouri, and was the first radio reporter to land in conquered Japan.

In 1950 Arizona's Republicans drafted him as their gubernatorial candidate. Under the skillful management of his friend Barry Goldwater, he campaigned throughout the state and won a surpise victory. Pyle's address, "What is Right for America?", was a highlight of the 1952 National Republican Convention, which nominated Dwight D. Eisenhower for President. After completing his second term as governor in 1955, he joined President Eisenhower's staff in Washington as director of Federal-State Relations. In 1959 he was appointed president of the National Safety Council and served 15 years in that capacity.

Now retired and living in Tempe, Pyle is deeply involved in community service, writes a newspaper column, and is much in demand as a speaker."

Goff, John F. Arizona Biographical Dictionary. Black Mountain Press. Cave Creek, Arizona 1983. p. 269

John Howard Pyle

From Wikipedia, the free encyclopedia.

John Howard Pyle (March 25, 1906–November 29, 1987) was the 12th governor of the U.S. state of Arizona and served between 1951 and 1955. He defeated pioneering female politician Ana Frohmiller in his election campaign.

Born in 1906 in Sheridan, Wyoming, Pyle was the first Arizona governor born in the 20th century and was the owner of KFAD (now KTAR) Radio in Phoenix. Pyle also served as a war correspondent during World War II and covered the surrender ceremony of the Japanese. Pyle died in 1987 in Tempe, Arizona and is buried in the Double Butte Cemetery in Tempe.

Preceded by:	Governor of Arizona	Succeeded by:
Dan Edward Garvey	1951–1955	Ernest W. McFarland

Governors of Arizona



Hunt | Campbell | Hunt | Campbell | Hunt | Phillips | Hunt | Moeur | Stanford | Jones | Osborn | Garvey | Pyle | McFarland | Fannin | Goddard | Williams | Castro | Bolin | Babbitt | Mecham | Mofford | Symington | Hull | Napolitano

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Mea culpa: Home not a Pyle of junk

Jan. 4, 2006 12:00 AM

My Dec. 23 column ("Pyle's rundown home should be bulldozed") began innocently enough.

"What's made of sticks and stucco and looks like a dump? Tempe's 'Governor Howard Pyle' house.

"Located at 1120 South Ash Ave. near downtown Tempe, the ranch-style home, built in 1940, sits amid dead weeds, its broken windows covered with cheap plywood. It's a junk pile of a building. Pyle owned the property in 1948, some 57 years ago."

As you might imagine, the column was not well received by local historical preservationists. Among them is a fellow named Bob Gasser. He's the chairman of the Tempe Historic Preservation Commission.

One sentence in the column, in particular, caught his attention. It read, "Other than its oh-so-brief and tenuous tie to Gov. Pyle, the home is of no historical significance." Understandably, those words didn't sit well.

Gasser begins his missive by stating, "Once again, your thought-provoking articles in *The Arizona Republic* raised interest within the historic preservation community. Let me start by saying that I have always appreciated people taking the devil's advocate position; I tend to play that role myself. We need to hear the opinions of others that differ from our own in order to gain a better understanding of issues and maintain a balanced perspective.

"Your article regarding Gov. Pyle's house provided a great deal of information about the significance of the individual. I learned much about the man from your article and have a greater appreciation of his role in Arizona's history."

Get ready, folks. Here comes the velvet hammer.

Gasser writes on: "I asked John Akers, curator of history at the Tempe Historical Museum, if he could provide some information about Gov. Pyle's connection to this house - if the association with that individual was indeed brief and tenuous, you may have made a good point."

Well, as bad luck (and research) would have it, my "point" was, apparently, rather wide of the intended and factual mark.

Gasser continues: "John was kind enough to provide the following information based on an oral history interview with Lucile Hanna Pyle on June 12, 1987.

"Mrs. Pyle stated that this was their first house, that they bought the land for \$260 and hired a contractor to build the house for \$3,500. That was in 1938, a few years after they were married. The house was on the outskirts of Tempe at the time, and Mrs. Pyle stated in the interview that she and Howard visited the house when it was being constructed almost daily, and it had two bedrooms at the time. Howard and Lucile Pyle lived in this house for 27 years, including the time he served as governor of Arizona. They later moved to the Broadmor neighborhood and lived there through the 1980s."

Score one for Bob and John.

According to Gasser, the Pyle place is a "modest-looking house and one would certainly not consider it as a governor's mansion. Yet, knowing that it was his

primary home, the house takes on even more significance in my mind.

"Here we have an American dream come true that took place in Tempe. A local radio announcer becomes nationally known for his famed Easter sunrise service at the Grand Canyon, was a noted World War II war correspondent, gave a keynote address at the 1952 Republican Convention that helped get Dwight Eisenhower nominated for president, later served as president of the National Safety Council and served two terms as governor of Arizona, all while he and his family lived in this house."

He adds, "Historic properties can be eligible for the National Register of Historic Places and the Tempe Historic Property Register by being associated with important events or individuals, by being unique or the work of a master, or by having the potential to provide important information.

"It is not a beauty contest. This home is a contributor to the Park Tract subdivision that the Tempe Historic Preservation Commission determined as eligible for local listing based on a 2001 survey of historic housing in Tempe, and has strong associations with a very important individual."

In closing, Bob asks, "I hope that you will share this information with the current property owner and others. This is a historic property that should be preserved, and it does not need to be turned into a museum in order to maintain its significance. Your continued interest in historic preservation in Tempe is very much appreciated."

Consider the additional information now shared.

Dan Durrenberger is a 32-year resident of the Southeast Valley who lives in Tempe and works in Mesa. He can be reached at DJDurrenberger@aol.com.

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